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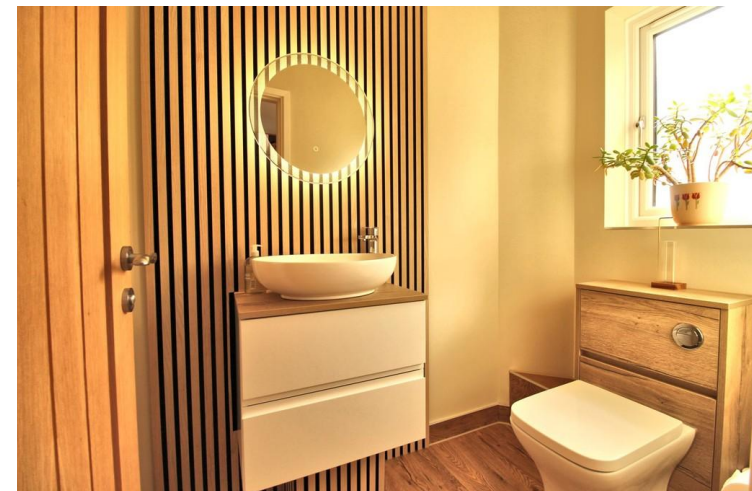
Church End

Everton

SG19 2JZ

Asking Price Of £600,000

- Beautifully presented
- Five Bedrooms
- Two En-suites
- Family Bathroom
- Extended in recent years
- Large fitted Kitchen
- Dining area
- Large lounge



A beautifully extended detached home in one of the best locations within the district. This fabulous home is set down a no through road of mixed properties of different characters, some dating back to the 18th century. There are plenty of countryside walks and local amenities along with easy reach to the larger town of Sandy providing excellent access for the commuter.

Our clients have without doubt put a large amount of time and expense bringing this family home up to what is expected for modern living.

Extended in recent years providing five bedrooms, two with en-suites and a family bathroom. The extension also incorporates a kitchen/day room that is impressive in size as well as quality with full length sliding patio doors to the patio garden. A large and pleasant lounge with open fire, a re-fitted cloakroom, oak internal doors

throughout and a re-fitted oak staircase complementing the works carried out.

PARTICULARS

Double glazed door with frosted lead light panel into:

HALLWAY

Large in size. Oak stairs rising to the first floor.
Radiator with cover. Dado rail and coving to the ceiling.
Door to the garage.

CLOAKROOM

Vanity unit housing the wash hand basin with storage

cupboards under. Slated timber splash guarding. W.C. Touch light to the mirror. Double glazed frosted window to the side. Chrome towel rail.

KITCHEN/DAY ROOM

18' 5" x 16' 6" (5.61m x 5.03m) Sliding full length double glazed patio doors to the garden/patio area. Impressive fully fitted kitchen in high gloss. A good range of base and wall mounted units with quartz work tops and splash guarding and additional oak to the remaining wall to the sink area with drainer and mixer tap. Two AEG ovens, plate warmer, microwave oven with integral dishwasher. Full length fridge and separate freezer. An impressive centre island with quartz work top rolled down on both sides (waterfall). Within the island are storage cupboards to both sides, induction hob and power points. Extended into a

breakfast bar (see photograph).

Good sized dining area with double glazed window to the side. Oak effect tiling to the floor with under floor heating.

LOUNGE

21' x 12' 8" (6.4m x 3.86m) Open fire within a brick built surround, timber mantle and tiled hearth. Three large radiators. Box bay with double glazed windows to the front and side. A second double glazed window to the side, making this a bright and airy room. Coving to the ceiling.

LANDING

Double glazed window to the side. Radiator. Coving to the ceiling. Access to the insulated loft space.

BEDROOM 1

12' 7" x 11' 7" (3.84m x 3.53m) Double glazed box bay window to the front and double glazed window to the side. Radiator. Fitted wardrobes.

ENSUITE

Double wash hand basin within a full length vanity unit with cupboards under. Large rainwater and hand fossette shower within a cubicle. Heated towel rail. Low level W.C. Double glazed frosted window to the side. Fully tiled.

BEDROOM TWO

16' 6" x 10' 5" (5.03m x 3.18m) Double glazed windows to the rear and side elevations. Radiator.

ENSUITE

Newly fitted with vanity unit housing the wash hand basin and drawers under. . Large walk in shower, glass screen, rainwater shower and additional hand fossette. Low level. W.C. Heated towel rail. Double glazed frosted window to the rear. Extractor. Fully tiled to walls and floor.

BEDROOM THREE

12' 8" x 9' 6" (3.86m x 2.9m) Double glazed box bay window to the side. Radiator.

BEDROOM FOUR

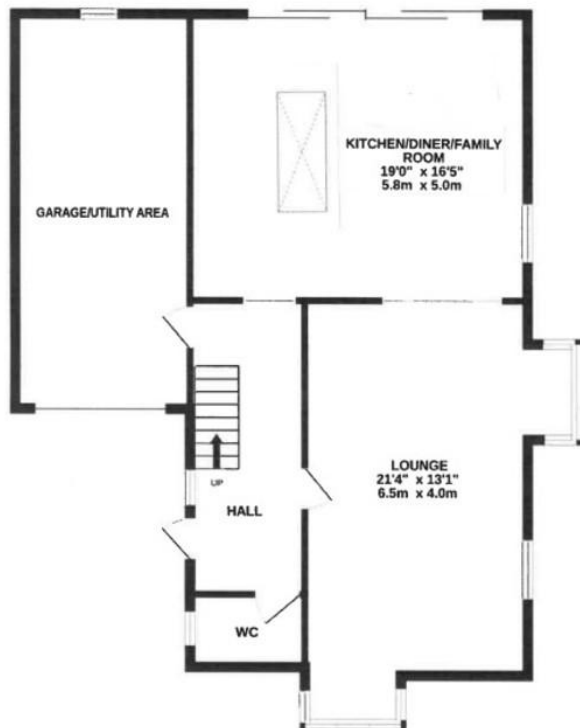
11' 10" x 9' 7" (3.61m x 2.92m) Double glazed window to the rear. Fitted double wardrobes. Radiator.

BEDROOM FIVE

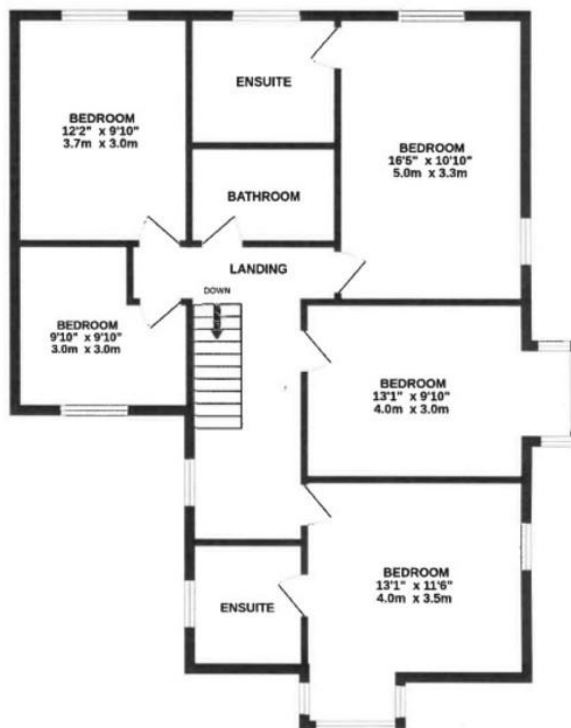
10' 7" x 9' 7" (3.23m x 2.92m) Double glazed window to the front. Radiator.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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